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property professionals

**Clarence Street,
Tantobie, Stanley, DH9 9TS**

- 2 Bedroom Mid Terrace
- Immaculately Presented
- Superb Fitted Kitchen
- Lounge With Feature Fireplace

**£425 pcm or £450 Mostly
Furnished**

EPC Rating D (64)
Holding Deposit £98
Bond £425





Property Description

An immaculately presented and tastefully decorated 2 bedroom mid terrace, offering a lovely cosy home. The property can be offered mostly furnished at a higher rent of £450 PCM or unfurnished at £425 PCM. Warmed by gas combi central heating and full uPVC double glazing. Briefly comprises of lounge with feature fireplace, superb fitted kitchen with integrated appliances, ground floor bathroom suite. To the first floor are 2 bedrooms, both with fitted wardrobes. EPC rating D (64).

LOUNGE

15' 2" x 14' 10" (4.63m x 4.54m) Feature fireplace with a coal effect gas fire, radiator, uPVC double glazed window, newel post staircase to the first floor.

KITCHEN

12' 11" Mx x 15' 2" Max (3.96m x 4.63m) A superb fitted L-shaped kitchen fitted with a attractive range of wall and base storage units, integrated oven and electric cooking hob with extractor canopy, glass splash back, integrated dishwasher and concealed





washing machine, sink and drainer, integrated tall fridge/freezer, cushioned flooring, ceiling down lighting, uPVC double glazed window and side exit door to the rear yard.

BATHROOM

8' 0" x 5' 6" (2.44m x 1.70m) P-shaped bath with shower screen and thermostatic shower over, tiled splash backs, WC, pedestal wash basin, wall mounted mirror, tiled flooring, uPVC double glazed window.

FIRST FLOOR

Landing, built in storage cupboard with gas combi central heating boiler, uPVC double glazed window, loft access.

BEDROOM 1

11' 6" x 10' 7" (3.52m x 3.23m) Fitted with two wardrobes, radiator, uPVC double glazed window.

BEDROOM 2

13' 3" x 8' 0" (4.04m x 2.44m) Fitted with two wardrobes, fitted desk which can be remove to have a bed, radiator, uPVC double glazed window.

EXTERNAL

To front - steps to the front door, over looking an open green space. To rear - timber decked patio area, enclosed by fencing with access gate.

PARKING

On street parking available to the rear of the house.

ENERGY EFFICIENCY

EPC rating D (64). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

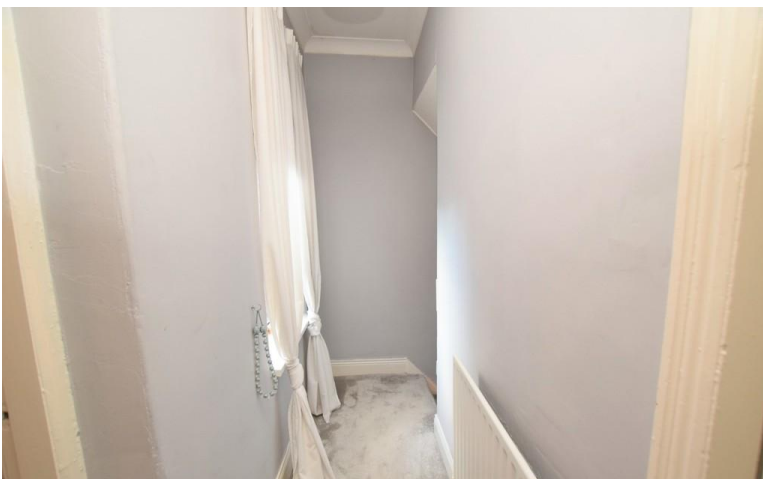
COSTS

Rent: £425 PCM unfurnished or £450 PCM mostly furnished

Bond: £425 to £450 depending on agreed rent.

Holding Deposit: £98

Minimum Tenancy Term: 12 Months

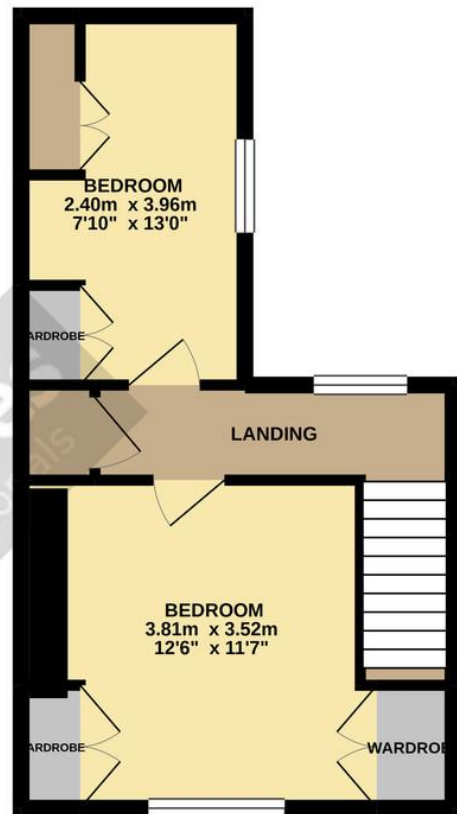




GROUND FLOOR
38.6 sq.m. (415 sq.ft.) approx.

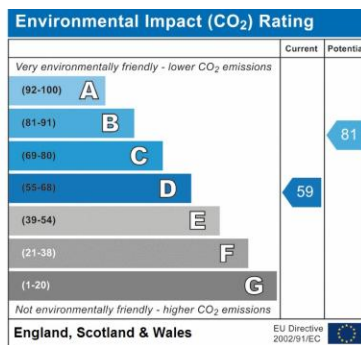
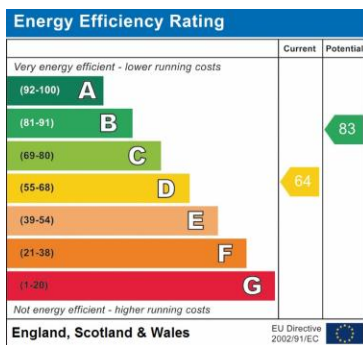


1ST FLOOR
29.6 sq.m. (318 sq.ft.) approx.



TOTAL FLOOR AREA : 68.1 sq.m. (734 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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